

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

October 20, 2005

Council Chambers 400 Stewart Avenue Las Vegas, Nevada
Phone (702) 229-6301 TDD (702) 386-9108 <http://www.lasvegasnevada.gov>

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6
City Manager, Douglas A. Selby

Commissioners

Richard Truesdell, Chairperson
Byron Goynes, Vice-Chairperson
Steven Evans
Leo Davenport
David W. Steinman
Glenn E. Trowbridge
Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 S. Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza

MINUTES: Approval of the minutes of the *September 8, 2005* and *September 22, 2005* Planning Commission Meeting minutes by reference (____ Vote)

ACTIONS: ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-9117 - TENTATIVE MAP - IVANA – APPLICANT: NEVADA BY DESIGN - OWNER: RINKAI AMERICA, INC.** - Request for a Tentative Map FOR A 944-UNIT MIXED-USE CONDOMINIUM DEVELOPMENT on 2.17 acres adjacent to the northeast corner of Sahara Avenue and Las Vegas Boulevard (APNs 162-04-813-070, 071 and 162-03-410-008), C-2 (General Commercial) Zone, Ward 3 (Reese).
2. **TMP-9121 - TENTATIVE MAP - CIELO VISTA - APPLICANT: NEVADA BY DESIGN - OWNER: CIELO VISTA LLC** - Request for a Tentative Map FOR A 414-UNIT MIXED-USE CONDOMINIUM DEVELOPMENT on 2.80 acres adjacent to the southeast corner of Veterans Memorial Drive and Washington Avenue (APNs 139-27-708-001 and 002), C-2 (General Commercial) Zone, Ward 5 (Weekly).
3. **EOT-9305 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: BSR VEGAS CONDOS, LLC** - Request for an Extension of Time of an approved Site Development Plan Review (SDR-3101) FOR A PROPOSED MIXED-USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT on 15.97 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive (APN 162-08-418-002), Ward 1 (Tarkanian).

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ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE PUBLIC HEARING AND NON-PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARING ITEMS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION, A MEMBER OF THE PLANNING COMMISSION OR THE PUBLIC NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF SHOULD REQUEST TO HAVE THIS ITEM REMOVED FROM THIS PART OF THE AGENDA.

4. VAC-8986 - VACATION - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: LEECH WEST, LLC. - Petition to Vacate a portion of Corbett Street generally located between Jones Boulevard and Bronco Street, Ward 6 (Ross).
5. VAC-9065 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: PACIFIC COAST DEVELOPMENT - Petition to Vacate Public Drainage Easements generally located south of El Campo Grande Avenue, west of Torrey Pines Drive, Ward 6 (Ross).
6. VAC-9074 - VACATION - PUBLIC HEARING - APPLICANT: SANDHURST DEVELOPMENT, LLC. - OWNER: IRON HORSE, LLC. - Petition to Vacate A PORTION OF AN EXISTING DRAINAGE EASEMENT generally located at the northeast corner of Grand Central Parkway and Iron Horse Court, Ward 5 (Weekly).

PUBLIC HEARING ITEMS:

7. GPA-9072 - GENERAL PLAN AMENDMENT - PUBLIC HEARING – APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend section 3.4.2(B) of the Centennial Hills Sector Plan TO ALLOW THREE-STORY BUILDINGS WITHIN THE SC-TC (SERVICE COMMERCIAL - TOWN CENTER) Special Land Use Designation] SUBJECT TO CERTAIN CONDITIONS, Ward 6 (Ross).

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8. ABEYANCE - RENOTIFICATION - MOD-8064 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: CENTENNIAL HILLS CENTER, LLC - Request for a Major Modification of section of the Town Center Development Standards Manual TO ALLOW A BUILDING HEIGHT OF THREE STORIES WHERE TWO STORIES IS THE MAXIMUM HEIGHT ALLOWED in the T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) General Plan Designation], Ward 6 (Ross).
9. ABEYANCE - RENOTIFICATION - SDR-8066 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-8064 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: CENTENNIAL HILLS CENTER, LLC - Request for a Site Development Plan Review FOR A PROPOSED 239,400 SQUARE-FOOT OFFICE COMPLEX on 23.5 acres adjacent to the northwest corner of Grand Montecito Parkway and Durango Drive (APNs 125-29-502-010, 125-29-601-002, 020, a portion of 125-29-601-018, and 125-29-510-011), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) General Plan Designation], Ward 6 (Ross).
10. ABEYANCE - WVR-8345 - WAIVER - PUBLIC HEARING - APPLICANT: ORCHARD RIDGE, LLC - OWNER: FMJ DEVELOPMENT, LLC - Request for a Waiver of Title 18.12.130 TO ALLOW A PRIVATE DRIVE, WHICH TERMINATES AT A LENGTH OF OVER 150 FEET TO NOT END WITH A CIRCULAR TURN AROUND OR EMERGENCY CRASH GATE adjacent to the northeast corner of Centennial Parkway and Shaumber Road (APN 126-24-410-003), PD (Planned Development) Zone, Ward 6 (Ross).
11. ABEYANCE - VAR-9087 - VARIANCE RELATED TO WVR-8345 - PUBLIC HEARING - APPLICANT: JULIET PROPERTIES - OWNER: FMJ DEVELOPMENT, LLC - Request for Variance FROM THE CLIFFS EDGE MASTER PLAN DESIGN GUIDELINES SECTION 3.2.1 TO ALLOW A 10 FOOT SETBACK WHERE 20 FEET IS REQUIRED FOR THE PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES FROM ADJACENT PARCEL PROPERTY LINE AND TO ALLOW A 12 FOOT MINIMUM BUILDING SEPARATION FROM NON-BALCONY TO NON-BALCONY WHERE 15 FEET IS REQUIRED FOR A PROPOSED CONDOMINIUM DEVELOPMENT on 11.34 acres adjacent to the northeast corner of Centennial Parkway and Shaumber Road (APN 126-24-410-003), PCD (Planned Community Development) Zone, Ward 6 (Ross).

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12. **ABEYANCE - SDR-9085 - SITE DEVELOPMENT PLAN REVIEW RELATED TO WVR-8345 AND VAR-9087 - PUBLIC HEARING - APPLICANT: JULIET PROPERTIES - OWNER: FMJ DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 141 UNIT CONDOMINIUM DEVELOPMENT on 11.34 acres adjacent to the northeast corner of Centennial Parkway and Shaumber Road (APN 126-24-410-003), PCD (Planned Community Development) Zone, Ward 6 (Ross).
13. **ABEYANCE - VAR-7655 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION** - Request for a Variance TO ALLOW 909 PARKING SPACES WHERE 1,312 SPACES IS THE MINIMUM REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT on 41.02 acres adjacent to the southwest corner of Tule Springs Road and Farm Road (APN 125-17-702-003, 004, and 005), T-C (Town Center) Zone, Ward 6 (Ross).
14. **ABEYANCE - SUP-7660 - SPECIAL USE PERMIT RELATED TO VAR-7655 - PUBLIC HEARING - APPLICANT/OWNER: CARINA CORPORATION** - Request for a Special Use Permit FOR A SUPPER CLUB AND A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CHURCH adjacent to the southwest corner of Tule Springs Road and Farm Road (APN 125-17-702-003, 004, and 005), T-C (Town Center) Zone, Ward 6 (Ross).
15. **ABEYANCE - SUP-7661 - SPECIAL USE PERMIT RELATED TO VAR-7655 AND SUP-7660 - PUBLIC HEARING - APPLICANT/ OWNER: CARINA CORPORATION** - Request for a Special Use Permit FOR A SUPPER CLUB AND A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CHURCH adjacent to the southwest corner of Tule Springs Road and Farm Road (APN 125-17-702-003, 004, and 005), T-C (Town Center) Zone, Ward 6 (Ross).
16. **ABEYANCE - SUP-7662 - SPECIAL USE PERMIT RELATED TO VAR-7655, SUP-7660, AND SUP-7661 - PUBLIC HEARING - APPLICANT/ OWNER: CARINA CORPORATION** - Request for a Special Use Permit FOR A SUPPER CLUB AND A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CHURCH adjacent to the southwest corner of Tule Springs Road and Farm Road (APN 125-17-702-003, 004, and 005), T-C (Town Center) Zone, Ward 6 (Ross).

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17. ABEYANCE - VAR-8812 - VARIANCE - PUBLIC HEARING - APPLICANT: JESS F. PEREZ - OWNER: JOHN ARELLANO - Request for a Variance TO ALLOW SIX PARKING SPACES WHERE EIGHT SPACES ARE REQUIRED FOR A PROPOSED ADDITION OF A THREE-UNIT APARTMENT DEVELOPMENT TO AN EXISTING SINGLE FAMILY RESIDENCE on 0.16 acres at 2118 Stewart Avenue (APN 139-35-713-005), R-3 (Medium Density Residential) Zone, Ward 3 (Reese).
18. ABEYABCE - SDR-7452 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-8812 - PUBLIC HEARING - APPLICANT: JESS F PEREZ, AIA - OWNER: JOHN ARELLANO - Request for a Site Development Plan Review FOR A PROPOSED ADDITION OF A THREE UNIT APARTMENT DEVELOPMENT TO AN EXISTING SINGLE FAMILY RESIDENCE AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.16 acres at 2118 East Stewart Avenue (APN 139-35-713-005), R-3 (Medium Density Residential) Zone, Ward 3 (Reese).
19. ABEYANCE - VAR-8652 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JESUS E. CORN - Request for a Variance TO ALLOW A FIVE-FOOT SETBACK WHERE 20-FEET IS THE MINIMUM SETBACK REQUIRED on 0.11 acres adjacent to the southwest corner of Bruce Street and Marlin Avenue (APN 139-35-213-003), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).
20. ABEYANCE - SUP-8647 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FRENCH QUARTER LOFTS, LLC. - OWNER: SW DESERT PROPERTIES, LLC - Request for a Special Use Permit FOR A PROPOSED 140-FOOT HIGH MIXED-USE DEVELOPMENT WITH 34 RESIDENTIAL UNITS AND 9,840 SQUARE-FEET OF COMMERCIAL SPACE on 0.32 acres at 708 and 710 South Sixth Street (APN 139-34-410-189 and 190), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
21. ABEYANCE - SDR-8653 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-8647 - PUBLIC HEARING - APPLICANT: FRENCH QUARTER LOFTS, LLC. - OWNER: SW DESERT PROPERTIES, LLC - Request for a Site Development Plan Review FOR A PROPOSED 83,940 SQUARE-FOOT MIXED-USE DEVELOPMENT IN A 140-FOOT TALL BUILDING; AND FOR WAIVERS OF DOWNTOWN CENTENNIAL STREETSCAPE AND PERIMETER LANDSCAPING REQUIREMENTS on 0.32 acres at 708 and 710 South Sixth Street (APN 139-34-410-189 and 190), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

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22. **ABEYANCE - GPA-8892 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: LI/R (LIGHT INDUSTRIAL/RESEARCH) TO: GC (GENERAL COMMERCIAL) on 7.84 acres adjacent to the southeast corner of Wall Street and Western Avenue (APN 162-04-505-001 and -002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), Ward 1 (Tarkanian).
23. **ABEYANCE - ZON-8893 - REZONING RELATED TO GPA-8892 - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST** - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) on 7.84 acres adjacent to the southeast corner of Wall Street and Western Avenue (APN 162-04-505-001 and -002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), Ward 1 (Tarkanian).
24. **ABEYANCE - SUP-8895 - SPECIAL USE PERMIT RELATED TO GPA-8892 AND ZON-8893 - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST** - Request for a Special Use Permit FOR A 950 FOOT BUILDING IN THE AIRPORT OVERLAY ZONE adjacent to the southeast corner of Wall Street and Western Avenue (APN 162-04-505-001 and -002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), M (Industrial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian).
25. **ABEYANCE - SUP-8897 - SPECIAL USE PERMIT RELATED TO GPA-8892, ZON-8893 AND SUP-8895- PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST** - Request for a Special Use Permit FOR A PROPOSED MIXED USE DEVELOPMENT at the southeast corner of Charleston Boulevard and Western Avenue, (APN 162-04-505-001 and 002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), M (Industrial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian).
26. **ABEYANCE - SDR-8894 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-8892, ZON-8893, AND SUP-8895 - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 950 FOOT 73 STORY MIXED USE DEVELOPMENT CONTAINING 182,000 SQUARE FEET OF COMMERCIAL SPACE AND 3,020 RESIDENTIAL UNITS AND A WAIVER TO ALLOW A 70% LOT COVERAGE WHERE A 50% LOT COVERAGE IS THE MAXIMUM ALLOWED on 7.84 acres adjacent to the southeast corner of Wall Street and Western Avenue (APN 162-04-505-001 and -002, 162-04-513-004 thru 162-04-513-009, 162-04-513-010 thru 162-04-513-015), M (Industrial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Tarkanian).

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27. **ABEYANCE - VAC-8898 - VACATION RELATED TO GPA-8892, ZON-8893, SUP-8895, SUP-8897 AND SDR-8894 - PUBLIC HEARING - APPLICANT: CRAIG KATCHEN - OWNER: ICKES FAMILY TRUST** - Petition to Vacate Wall Street east of Western Avenue and a portion of the alley located east of Western Avenue and north of Wall Street, Ward 1 (Tarkanian).
28. **ABEYANCE - SUP-7649 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BUDGET CAR & TRUCK RENTAL - OWNER: J&L PROPERTIES** - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MINOR, AND A WAIVER TO ALLOW THE OPENINGS OF THE SERVICE BAYS TO FACE PUBLIC RIGHTS-OF-WAY at 5650 West Sahara Avenue (APN 163-01-404-014 and 021), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
29. **ABEYANCE - RENOTIFICATION - SDR-7647 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-7649 - PUBLIC HEARING - APPLICANT: BUDGET CAR & TRUCK RENTAL - OWNER: J&L PROPERTIES** - Request for a Site Development Plan Review FOR A PROPOSED 18,975 SQUARE FOOT AUTO REPAIR GARAGE, MINOR ADDITION TO AN EXISTING MOTOR VEHICLE SALES BUILDING AND WAIVERS OF THE PERIMETER, FOUNDATION AND PARKING LOT LANDSCAPING REQUIREMENTS on 3.41 acres at 5650 West Sahara Avenue (APN 163-04-404-014 and 021), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).
30. **ABEYANCE - RQR-8789 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: COG III, LTD** - Required Two Year Review of an approved Special Use Permit (SUP-2758), WHICH ALLOWED A 40 FOOT TALL, 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1110 South Rainbow Boulevard (APN 163-02-101-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
31. **ABEYANCE - RQR-8821 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: KENNETH A. SIMKINS AND DONLEE SIMKINS** - Required One-Year Review of an approved Special Use Permit (U-0171-89), WHICH ALLOWED A 40 FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1323 South Main Street (APN 162-03-110-088), C-M (Commercial/Industrial) Zone, Ward 1 (Tarkanian).

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32. **ABEYANCE - MSH-8656 - MASTER PLAN OF STREETS AND HIGHWAYS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend the Master Plan of Streets and Highways TO UPDATE STREET RIGHT-OF WAY CLASSIFICATIONS for the streets generally described as follows: Bearden Drive, between Shadow Lane and Martin L. King Boulevard; Bonneville Avenue and Clark Avenue, between Martin L. King Boulevard and Sixteenth Street; Casino Center Boulevard and Third Street, between Coolidge Avenue and Las Vegas Boulevard; "D" Street/ "F" Street/City Parkway Connector, between McWilliams Avenue and Grand Central Parkway; Grand Central Parkway and Western Avenue, between City Parkway and Sahara Avenue; and Shadow Lane, between Alta Drive and Charleston Boulevard, Wards 1 (Tarkanian), Ward 3 (Reese), and Ward 5 (Weekly).
33. **ABEYANCE - SDR-8032 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: VISTA DEL REY ASSOCIATES, LLC.** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 144-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 6.84 acres adjacent to the southwest corner of Del Rey Avenue and Redwood Street (APN 163-02-202-010), R-PD18 (Residential Planned Development - 18 units per acre) Zone, Ward 1 (Tarkanian).
34. **GPA-9127 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: VALENTE DEVELOPMENT, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 11.16 acres adjacent to the northeast corner of Rainbow Boulevard and El Campo Grande Avenue (APNs 125-26-304-005, 006, 007; 125-26-401-001 and 002), Ward 6 (Ross).
35. **GPA-9137 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: LM CLIFFS EDGE, LLC.** - Request to amend portions of the Cliff's Edge Master Development Plan FROM: PR-OS (PARKS/RECREATION/OPEN SPACE) AND PF (PUBLIC FACILITIES) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) generally located between Puli Road and Hualapai Way, north of I-215 and south of Grand Teton Drive (APN Multiple), Ward 6 (Ross).
36. **GPA-9146 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend section 3.4.3(B) of the Centennial Hills Sector Plan TO ALLOW FOUR-STORY BUILDINGS WITHIN THE SC-TC (SERVICE COMMERCIAL - TOWN CENTER) Special Land Use Designation] SUBJECT TO CERTAIN CONDITIONS, Ward 6 (Ross).

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37. **GPA-9154 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ANTONIO SUSTAITA - OWNER: VIDA ENTERPRISE, LLC. ET AL** - Request to amend a portion of the Southeast Sector of the Master Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) adjacent to the northwest corner of Main Street and Washington Avenue (APNs 139-27-602-003 and 004), Ward 5 (Weekly).
38. **MOD-9174 - MAJOR MODIFICATION TO THE CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES - PUBLIC HEARING - APPLICANT: CLIFFS EDGE, LLC - OWNER: L M CLIFFS EDGE, LLC, ET AL** - Request for a Major Modification to the Cliff's Edge Master Development Plan and Design Guidelines TO ESTABLISH STANDARDS FOR REAR LOADED RESIDENTIAL SMALL LOT HOUSING PRODUCTS AND TO ADD SECTION 3.2.5B TO THE DESIGN GUIDELINES on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APNs 126-13-410-002, 003, 126-13-810-001, 126-24-510-002, 126-13-101-003, 126-13-110-001, 002, 126-13-210-002, 126-13-410-001, 126-24-310-003, 004, a portion of 126-13-110-004 and 126-13-610-001), PD (Planned Development) Zone, Ward 6 (Ross).
39. **GPA-7678 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SMOKE RANCH REALTY, LLC** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 6.19 acres adjacent to the south side of Smoke Ranch Road, approximately 240 feet east of Decatur Boulevard (APN 139-19-101-002), Ward 5 (Weekly).
40. **ZON-9058 - REZONING RELATED TO GPA-7678 - PUBLIC HEARING APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SMOKE RANCH REALTY, LLC** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) on 6.19 acres adjacent to the south side of Smoke Ranch Road, approximately 240 feet east of Decatur Boulevard (APN 139-19-101-002), Ward 5 (Weekly).
41. **WVR-9060 - WAIVER RELATED TO GPA-7678 AND ZON-9058 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SMOKE RANCH REALTY, LLC** - Request for a Waiver of Title 18.12.160 TO ALLOW 88 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM SEPARATION REQUIRED on 6.19 acres adjacent to the south side of Smoke Ranch Road, approximately 240 feet east of Decatur Boulevard (APN 139-19-101-002), R-1 (Single Family Residential) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone], Ward 5 (Weekly).

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42. **SDR-9061 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-7678, ZON-9058 AND WVR-9060 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SMOKE RANCH REALTY, LLC** - Request for a Site Development Plan Review FOR A 50-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 6.19 acres adjacent to the south side of Smoke Ranch Road, approximately 240 feet east of Decatur Boulevard (APN 139-19-101-002), R-1 (Single Family Residential) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone], Ward 5 (Weekly).
43. **GPA-9099 - GENERAL PLAN AMENDMENT - PUBLIC HEARING – APPLICANT/OWNER: MASTER OF THE CRAFTSMAN, INC.** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 3.02 acres adjacent to the north side of Gilmore Avenue, approximately 235 feet east of Thom Boulevard (APNs 138-12-502-006, 007 and 008), Ward 6 (Ross).
44. **ZON-9100 - REZONING RELATED TO GPA-9099 - PUBLIC HEARING - APPLICANT/OWNER: MASTER OF THE CRAFTSMAN, INC.** - Request for Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 3.02 acres adjacent to the north side of Gilmore Avenue, approximately 235 feet east of Thom Boulevard (APNs 138-12-502-006, 007 and 008), Ward 6 (Ross).
45. **SUP-9101 - SPECIAL USE PERMIT RELATED TO GPA-9099 AND ZON-9100 - PUBLIC HEARING – APPLICANT/OWNER: MASTER OF THE CRAFTSMAN, INC.** - Request for a Special Use Permit TO ALLOW 37-FOOT WIDE PRIVATE STREETS FOR A PROPOSED 15-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the north side of Gilmore Avenue, approximately 235 feet east of Thom Boulevard (APNs 138-12-502-006, 007 and 008), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single-Family Residential) Zone], Ward 6 (Ross).
46. **GPA-9110 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: WESTCOR 1031 EXCHANGE** - Request to amend a portion of the Centennial Hills Sector of the Master Plan FROM: SC (SERVICE COMMERCIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 7.50 acres adjacent to the southeast corner of Rancho Drive and Rainbow Boulevard (APN 125-35-401-003), Ward 6 (Ross).

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47. **ZON-9111 - REZONING RELATED TO GPA-9110 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: WESTCOR 1031 EXCHANGE** - Request for Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE) on 7.50 acres adjacent to the southeast corner Rancho Drive and Rainbow Boulevard (APN 125-35-401-003), Ward 6 (Ross).
48. **SDR-9112 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-9110 AND ZON-9111 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: WESTCOR 1031 EXCHANGE** - Request for a Site Development Plan Review FOR A PROPOSED 84-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 7.50 acres adjacent to the southeast corner Rancho Drive and Rainbow Boulevard (APN 125-35-401-003), C-1 (Limited Commercial) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units Per Acre) Zone], Ward 6 (Ross).
49. **GPA-9104 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: COUNTY OF CLARK** - Request to Amend a portion of the Southeast Sector Map of the Master Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITIES) on approximately 0.96 acres adjacent to Comstock Drive, approximately 440 feet south of Carey Avenue (a portion APN 139-21-102-011), Ward 5 (Weekly).
50. **ZON-9105 - REZONING RELATED TO GPA-9104 - PUBLIC HEARING - - APPLICANT/OWNER: COUNTY OF CLARK** - Request for a Rezoning FROM: R-MHP (RESIDENTIAL MOBILE/MANUFACTURED HOME PARK) TO: C-V (CIVIC) on approximately 0.96 acres adjacent to Comstock Drive, approximately 440 feet south of Carey Avenue (a portion of APN 139-21-102-011), Ward 5 (Weekly).
51. **SDR-7683 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-9104 AND ZON-9105 - PUBLIC HEARING - APPLICANT/OWNER: COUNTY OF CLARK** - Request for a Site Development Plan Review FOR A PROPOSED 40,000 SQUARE FOOT COMMUNITY CENTER on 5.50 acres adjacent to Comstock Drive south of Carey Avenue (APN 139-21-102-011), R-MHP (Residential Mobile/Manufactured Home Park), C-1(Limited Commercial), and R-E (Residence Estates) Zones under Resolution of Intent to C-V (Civic) Zone [PROPOSED: C-V (Civic) Zone], Ward 5 (Weekly).

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52. **GPA-9129 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: WPH ARCHITECTURE - OWNER: MAIN STREET ACQUISITIONS, LLC.** - Request to amend a portion of the Las Vegas Redevelopment Plan for the Downtown Las Vegas Redevelopment Area FROM: C (COMMERCIAL) TO: MXU (MIXED-USE) on 1.39 acres adjacent to the east side of Main Street, approximately 340 feet north of Bonanza Road (APN 139-27-707-006 and 007), Ward 5 (Weekly).
53. **GPA-9458 - GENERAL PLAN AMENDMENT - PUBLIC HEARING – APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend the Land Use Classifications of the Las Vegas 2020 Master Plan and the Centennial Hills Sector Plan to add the Traditional Neighborhood Development (TND) designation.
54. **GPA-9167 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: KYLE ACQUISITION GROUP, LLC** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM SC (SERVICE COMMERCIAL), PCD (PLANNED COMMUNITY DEVELOPMENT) AND PF (PUBLIC FACILITIES) TO: TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) on 1,712 acres generally located north of Grand Teton Drive, between Puli Road and Fort Apache Road (APNs Multiple), Ward 6 (Ross).
55. **GPA-9138 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: SC (SERVICE COMMERCIAL) AND PF (PUBLIC FACILITIES) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 166 acres generally located north of Grand Teton Drive between Hualapai Way and Fort Apache Road (APNs Multiple), Ward 6 (Ross).
56. **GPA-9144 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: ELOISA S. DELEON, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) AND R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 18.66 acres adjacent to the southwest corner of Ann Road and Rebecca Road (APNs 125-35-101-003, 004, 006, 008, and 125-35-103-005), Ward 6 (Ross).
57. **ZON-9141 - REZONING RELATED TO GPA-9144 - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: ELOISA S. DELEON, ET AL** - Request for Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) on 18.66 acres adjacent to the southwest corner of Ann Road and Rebecca Road (APN 125-35-101-003, 004, 006, 008, and 125-35-103-005), Ward 6 (Ross).

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58. **VAR-9143 - VARIANCE RELATED TO GPA-9144 AND ZON-9141 - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: ELOISA S. DELEON, ET AL** - Request for a Variance TO ALLOW 14,800 SQUARE FEET OF OPEN SPACE WHERE 59,677 SQUARE FEET IS THE MINIMUM AMOUNT OF OPEN SPACE REQUIRED IN CONJUNCTION WITH A PROPOSED 83-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.66 acres adjacent to the southwest corner of Ann Road and Rebecca Road (APNs 125-35-101-003, 004, 006, 008 and 125-35-103-005), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone], Ward 6 (Ross).
59. **VAC-9540 - VACATION RELATED TO GPA-9144, ZON-9141, AND VAR-9143 - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: ELOISA S. DELEON, ET AL** - Petition to Vacate the portion of Tina Lane west of Rebecca Road, Ward 6 (Ross).
60. **SDR-9142 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-9144, ZON-9141, VAC-9540 AND VAR-9143 -PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: ELOISA S. DELEON, ET AL** - Request for a Site Development Plan Review FOR AN 83-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 18.66 acres adjacent to the southwest corner of Ann Road and Rebecca Road (APN 125-35-101-003, 004, 006, 008 and 125-35-103-005), R-E (Residence Estates) Zone [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone], Ward 6 (Ross).
61. **GPA-9158 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: SHARON JAMERSON - OWNER: JOSEPH SCHLAGETER, ET AL** - Request to amend a portion of the Southeast Sector Map of the Master Plan FROM: SC (SERVICE COMMERCIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) adjacent to the southwest corner of Miller Avenue and Lexington Street, and adjacent to the north side of Miller Avenue, approximately 225 feet east of Lexington Street (APNs 139-21-510-069, 070, 139-21-510-082, 083 and 084), Ward 5 (Weekly).
62. **ZON-9161 - REZONING RELATED TO GPA-9158 - PUBLIC HEARING - APPLICANT: SHARON JAMERSON - OWNER: JOSEPH SCHLAGETER, ET AL** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: R-CL (SINGLE FAMILY COMPACT-LOT) adjacent to the southwest corner of Miller Avenue and Lexington Street, and adjacent to the north side of Miller Avenue, approximately 225 feet east of Lexington Street (APNs 139-21-510-069, 070, 139-21-510-082, 083 and 084), Ward 5 (Weekly).

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63. **VAR-9623 - VARIANCE RELATED TO GPA-9158 AND ZON-9161 - PUBLIC HEARING - APPLICANT: SHARON JAMERSON - OWNER: JOSEPH SCHLAGETER, ET AL** - Request for a Variance TO ALLOW A FIVE-FOOT CORNER-YARD SETBACK WHERE TEN FEET IS THE MINIMUM REQUIRED adjacent to the southwest corner of Miller Avenue and Lexington Street, and adjacent to the north side of Miller Avenue, approximately 225 feet east of Lexington Street (APNs 139-21-510-069, 070, 139-21-510-082, 083 and 084), Ward 5 (Weekly).
64. **SDR-9164 – SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-9158, ZON-9161, AND VAR-9623 - PUBLIC HEARING - APPLICANT: SHARON JAMERSON - OWNER: JOSEPH SCHLAGETER, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED FIVE-LOT RESIDENTIAL DEVELOPMENT AND A PROPOSED FOUR-LOT RESIDENTIAL DEVELOPMENT adjacent to the southwest corner of Miller Avenue and Lexington Street, and adjacent to the north side of Miller Avenue, approximately 225 feet east of Lexington Street (APNs 139-21-510-069, 070, 139-21-510-082, 083 and 084), Ward 5 (Weekly).
65. **ZON-9093 - REZONING - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: QUARTERHORSE FALLS ESTATES, LLC.** - Request for Rezoning FROM: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APNs 125-11-503-001, 002, 125-11-507-002, 004 and 125-11-508-003), Ward 6 (Ross).
66. **SDR-9095 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-9093 - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: QUARTERHORSE FALLS ESTATES, LLC.** - Request for a Site Development Plan Review FOR AN 83-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APNs 125-11-503-001, 002, 125-11-507-002, 004 and 125-11-508-003) R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).
67. **ZON-9533 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CHABAD OF SOUTHERN NEVADA, INC.** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-D (SINGLE FAMILY RESIDENTIAL – RESTRICTED) on 2.08 acres adjacent to the northeast corner of Del Rey Avenue and Vista Drive (APNs 162-06-510-034 and 035), Ward 1 (Tarkanian).

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68. **WVR-9155 - WAIVER RELATED TO ZON-9533 - PUBLIC HEARING - APPLICANT/OWNER: CHABAD OF SOUTHERN NEVADA, INC.** - Request for a Waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 175 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM OFFSET DISTANCE ALLOWED on 2.08 acres adjacent to the northeast corner of Del Rey Avenue and Vista Drive (APNs 162-06-510-034 and 035), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).
69. **VAR-9078 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BEAZER HOMES HOLDING CORPORATION** - Request for a Variance TO ALLOW A THIRTEEN-FOOT REAR-YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED ON THREE PROPOSED LOTS WITHIN on 40.52 acres adjacent to the northwest corner of Farm Road and Puli Road (APN 126-13-210-001), P-D (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).
70. **SUP-9159 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GARCES VENTURE, LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT on 1.10 acres adjacent to the northwest corner of Las Vegas Boulevard and Garces Avenue (APNs 139-34-311-140, 141, 142 and 143), C-2 (General Commercial) Zone, Ward 5 (Weekly).
71. **SDR-9153 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-9159 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GARCES VENTURE, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 45-STORY MIXED-USE DEVELOPMENT, CONSISTING OF 349 RESIDENTIAL UNITS AND 6,000 SQUARE FEET OF COMMERCIAL SPACE, AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STEPBACK REQUIREMENTS AND BUILD-TO-LINE REQUIREMENTS on 1.10 acres adjacent to the northwest corner of Las Vegas Boulevard and Garces Avenue (APNs 139-34-311-140, 141, 142 and 143), C-2 (General Commercial) Zone, Ward 5 (Weekly).
72. **SUP-9191 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AMERCO REAL ESTATE COMPANY - OWNER: FOURTEEN SAC SELF STORAGE** - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY at 3969 North Rancho Drive (APN 138-12-101-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

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73. **SDR-9188 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-9191 - PUBLIC HEARING - APPLICANT: AMERCO REAL ESTATE COMPANY - OWNER: FOURTEEN SAC SELF STORAGE** - Request for a Site Development Plan Review FOR A PROPOSED 31,325 SQUARE-FOOT MINI-WAREHOUSE FACILITY on 2.1 acres at 3969 North Rancho Drive (APN 138-12-101-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
74. **RQR-8953 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: SHOW MEDIA, LLC - OWNER: VALLEY BANK** - Required Two-Year Review of an approved Special Use Permit (SUP-2537) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3500 West Sahara Avenue (APN 162-05-402-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
75. **SUP-9215 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GEORGE LOPEZ** - Request for a Special Use Permit FOR AN EXISTING BUILDING AND LANDSCAPE MATERIAL/LUMBER YARD at 2222 West Bonanza Road (APN 139-29-704-026), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
76. **SDR-8645 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: INFIELD DEVELOPMENT, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 15,800 SQUARE-FOOT OFFICE BUILDING AND A WAIVER TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on 1.31 acres adjacent to the west side of Leon Avenue, approximately 200 feet south of Alexander Road (APN 138-12-110-021), O (Office) Zone, Ward 6 (Ross).
77. **SDR-8967 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: CIMARRON-COMMONS, LLC. - OWNER: CIMARRON-FRONTAGE, LLC.** - Request for a Site Development Plan Review FOR TWO RETAIL BUILDINGS TOTALING 10,150 SQUARE FEET AND WAIVERS OF THE PARKING AREA AND BUILDING FOUNDATION LANDSCAPING REQUIREMENTS OF THE COMMERCIAL DEVELOPMENT STANDARDS on 2.58 acres adjacent to the north side of Sky Pointe Drive, approximately 650 feet east of Cimarron Road (APN 125-21-710-006), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

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78. **SDR-8987 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ACACIA CAPITAL CORPORATION - OWNER: PECCOLE RANCH 9-B, LLC.** - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 404-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 17.57 acres adjacent to the southwest corner of Charleston Boulevard and Apple Drive (APN 163-06-510-001), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).

DIRECTOR'S BUSINESS:

79. **DIR-9370 - APPLICANT: JNJ ENGINEERING CONSTRUCTION, INC - OWNER: SILVER DOLLAR LAND COMPANY, LLC** - Request to appeal the Director's Decision of a DENIED TEMPORARY COMMERCIAL PERMIT (TCP-8908) FOR A TEMPORARY CONTRACTOR'S CONSTRUCTION YARD at 5690 Rio Vista Street (APN 125-27-802-002), Ward 6 (Ross).
80. **DIR-9371 - APPLICANT: JNJ ENGINEERING CONSTRUCTION, INC - OWNER: SILVER DOLLAR LAND COMPANY, LLC** - Request to appeal the Director's Decision of a DENIED TEMPORARY COMMERCIAL PERMIT (TCP-8909) FOR A TEMPORARY CONTRACTOR'S CONSTRUCTION YARD adjacent to the northwest corner of Ann Road and Balsam Street (APN 125-27-802-014), Ward 6 (Ross).

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.